JAN 21 1970

RECORDING FEE PAID $ 2.00

FILED JAN 21 1970 Mrs. C. W. Farnsworth R. M. C.

BOOK 1146 PAGE 545

REAL ESTATE MORTGAGE

(Prepare in Triplicate)

ORIGINAL—RECORDING
DUPLICATE—OFFICE COPY
TRIPLICATE—CUSTOMER

STATE OF SOUTH CAROLINA COUNTY OF Greenville

First Payment Due Date	Final Payment Due Date	Loan Number	Date of Note	No. of Monthly Payments	Amount of Each Payment	Filing, Recording and Releasing Fees
2-26-70	1-26-75	3023-1872	1-13-70	60	125.00	5.00
Auto Insurance	**Accident and Health Ins. Premium**	**Credit Life Ins. Premium**	**Cash Advance (Total)**	**Initial Charge**	**Finance Charge**	**Amount of Note (Loan)**
None	None	375.00	5474.53	109.42	1916.05	7500.00

MORTGAGORS

(Names and Addresses)

Maxine Clements
Marion L. Crenshaw
25 Landwood Ave.
Greenville, S. C.

MORTGAGEE

COMMERCIAL CREDIT PLAN INCORPORATED OF

Greenville

SOUTH CAROLINA

NOW KNOW ALL MEN, That the said Mortgagors in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee according to the terms of said note, and also in consideration of the further sum of Three Dollars, to them the said Mortgagors in hand well and truly paid by the said Mortgagee at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released and by these Presents do grant, bargain, sell and release unto the said Mortgagee the following described Real Estate, Viz:

"SEE SCHEDULE A ATTACHED"

TOGETHER with all and singular the Rights, Members Hereditaments and Appurtenances to the said Premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the Premises before mentioned unto the said mortgagee, its successors and Assigns forever. And they do hereby bind their Heirs, Executors and Administrators to warrant and singular the said Premises unto the said mortgagee, its successors and Assigns and every person whomsoever la[illegible] dministrators and

The mortgagor does hereby covenant [illegible] nt to cover this mortgagee, against all loss or damage by [illegible] pon all buildings now or hereafter existing upon said real [illegible] security, and in default thereof said mortgagee may procu[illegible] of the mortgage debt as a part of the principal and the a[illegible] e balance of the mortgage debt and the lien of the mortga[illegible] gagor shall fail to procure and maintain (either or both) [illegible] e option of the mortgagee, become immediately due and p[illegible] ll have procured or maintained such insurance as above per[illegible]

Mortgagor does hereby covenant and ag[illegible] against said real estate, and also all judgm[illegible] vied or assessed or that may become a lien thereon, and in d[illegible] ainst the same in case of insurance. [illegible] above provided

And if at any time any part of said d[illegible] and profits of the above described premises [illegible] signs the rents Circuit Court of said State, may, at chambe[illegible] y Judge of the and collect said rents and profits, applying [illegible] said premises cost of expense; without liability to account [illegible] debt, interest,

AND IT IS AGREED, by and between t[illegible] herein provided for, the whole amount of the debt secured by this mortgage shall become due and payable at once at the option of the mortgagee. [illegible] in any of the payments of interest or principal as

AND IT IS AGREED by and between the parties that in the case of foreclosure of this mortgage, by suit or otherwise, the mortgagee shall recover of the mortgagor a reasonable sum as attorney's fee, which shall be secured by this mortgage, and shall be included in judgment of foreclosure.

PROVIDED ALWAYS, nevertheless, and it is the true intent and meaning of the parties of these Presents, that when the said mortgagor, do and shall well and truly pay or cause to be paid unto the said mortgagee the debt or sum of money aforesaid, with interest thereon, if any be due, according to the true intent and meaning of said note, then this deed of bargain and sale shall cease, determine, and be utterly null and void, otherwise to remain in full force and virtue.